058.0	0002	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	651,400 / 651,400
					USE VALUE:	651,400 / 651,400
					ASSESSED:	651,400 / 651,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		SUNSET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LANGILL LAURA			
Owner 2:				
Owner 3:				
Street 1:	23 SUNSET RD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:	Own Occ:	Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	MACINTOSH GLADYS M -
Owner 2:	-
Street 1:	23 SUNSET RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,048 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1926, having primarily Clapboard Exterior and 984 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9048.000	167,400		484,000	651,400
Total Card	0.208	167,400		484,000	651,400
Total Parcel	0.208	167,400		484,000	651,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 661.99 | /Parcel: 661.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 058.0-0002-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	167,600	0	9,048.	484,000	651,600	651,600	Year End Roll	12/18/2019
2019	101	FV	169,700	0	9,048.	477,100	646,800	646,800	Year End Roll	1/3/2019
2018	101	FV	169,700	0	9,048.	366,500	536,200	536,200	Year End Roll	12/20/2017
2017	101	FV	169,700	0	9,048.	345,700	515,400	515,400	Year End Roll	1/3/2017
2016	101	FV	169,700	0	9,048.	318,100	487,800	487,800	Year End	1/4/2016
2015	101	FV	150,000	0	9,048.	297,300	447,300	447,300	Year End Roll	12/11/2014
2014	101	FV	150,000	0	9,048.	273,800	423,800	423,800	Year End Roll	12/16/2013
2013	101	FV	150,000	0	9,048.	273,800	423,800	423,800		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 4954

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MACINTOSH GLADY	57656-65		10/17/2011	Change>Sale	329,000	No	No		
	9451-182		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/8/2011	1604	Redo Kit	47,000					
10/27/2011	1374	Inter-De	1,200					demo kitchen for f

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2018	MEAS&NOTICE	HS	Hanne S
6/27/2012	Measured	JBS	JOHN S
6/7/2012	Info Fm Prmt	BR	B Rossignol
11/20/2008	Meas/Inspect	336	PATRIOT
1/6/2000	Mailer Sent		
1/6/2000	Meas/Inspect	277	PATRIOT
7/27/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9048		Sq. Ft.	Site		0	70.	0.76	6									484,007						484,000	

Total AC/HA: 0.20771 | Total SF/SM: 9048 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 484,007 | Spl Credit | Total: 484,000

User Acct

38293

GIS Ref

GIS Ref

Insp Date

09/15/18

!4954!

PRINT

Date	Time
12/10/20	19:54:52

LAST REV

Date	Time
10/03/18	11:36:56
mmcmakin	

USER DEFINED

Prior Id # 1:	38293
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	35	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.35000002
Const Adj.:	0.97660595
Adj $ / SQ:	118.658
Other Features:	67300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	227498
Depreciation:	60059
Depreciated Total:	167438

COMMENTS

PDAS. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

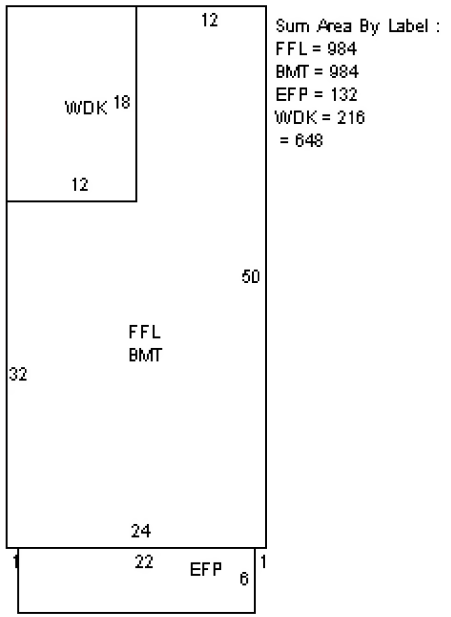
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



Sum Area By Label :
FFL = 984
BMT = 984
EFP = 132
WDK = 216
= 648

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	118.66
Special Features:	0	Val/Su Net:	72.28
Final Total:	167400	Val/Su SzAd	170.12

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	984	35.600	35,028
FFL	First Floor	984	118.660	116,759
WDK	Deck	216	10.380	2,242
EFP	Enclos Porch	132	46.730	6,168

Net Sketched Area:	2,316		Total:		
Size Ad	984	Gross Are	2964	FinArea	984

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

058.0-0002-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	